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LEE
COUNTY
DEVELOPMENT
PLAN

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Physical and Economic Development

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ABSTRACT: This report contains information about Lee County as a whole and about the small towns and lake areas located therein. Specifically, this report consists of an analysis of existing land development, housing conditions, and growth patterns, and a plan for the future development of land.

LEE COUNTY
DEVELOPMENT PLAN

Prepared for the
Lee County Planning Commission
By the
Office of the Governor
Division of Administration
Physical and Economic Development

June, 1973

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LEE COUNTY, SOUTH CAROLINA

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INTRODUCTION

The purpose of this report is twofold. First, it is to provide the background information and the basic framework of goals necessary for planning the physical environment of Lee County. Secondly, it is to provide a generalized land use plan for the County as a whole and those areas felt to have the greatest potential for growth and development. Actually, the county-wide plan is the same as that presented in the Land Use Sketch Plan for the Santee-Wateree Regional Planning Council published June 1972. The more detailed and comprehensive plans for the Bishopville and Lynchburg Planning Areas are the results of the efforts of this study.

The data generated in this study was obtained by a "windshield survey" of the most densely populated areas of Lee County and numerous other sources. A system of coding was used to identify the various land uses and physical condition of residential housing units.

This report is dichotomized into two discrete phases. The first is concerned with a very general analysis of the entire county, and the second with a detailed analysis of the densely populated and growing areas of the County.

GENERAL COUNTY

Regional Setting

Lee County is one of four counties comprising the Santee-Wateree Regional Planning Council. The County is located in the central eastern portion of the State of South Carolina in what is known as the Coastal Plain.

The County's largest city, Bishopville, is located 54 miles from Columbia, 34 miles from Florence, and 88 miles from Charlotte, North Carolina.

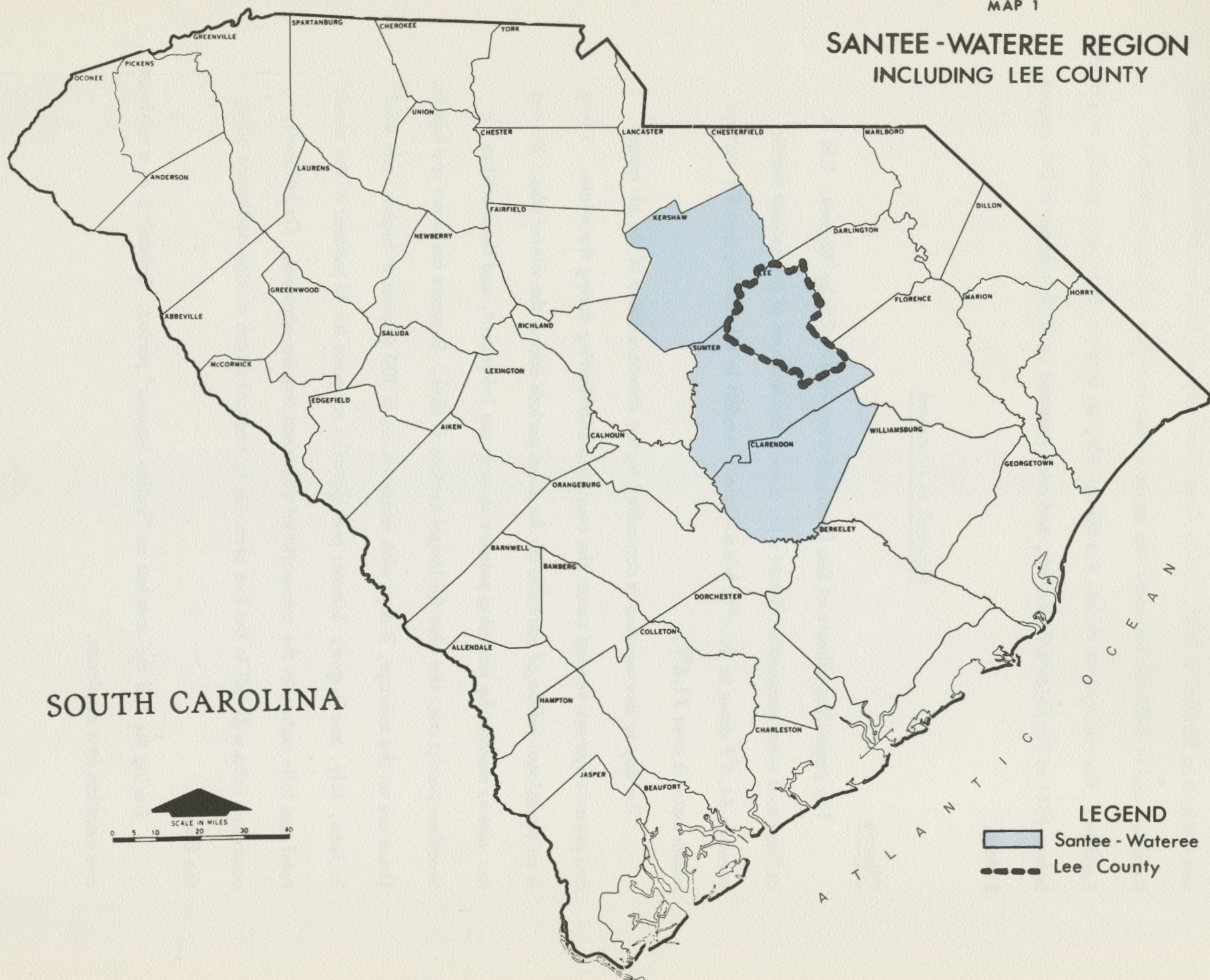
History

The settlement of Lee County dates from about the year 1740 when pioneers of British stock began moving up into the region from Williamsburg. Loosely a part of the vaguely defined, unorganized Craven County, the area was placed in the Camden District in 1769. Later Lee County was part of Salem County which along with Claremont and Clarendon comprised the Sumter District. The functions of Salem County were later transferred to Sumter and sentiments to revive old Salem County eventually led to the creation of Lee County--in honor of Robert E. Lee--in 1897. Boundaries were surveyed cutting territory from Kershaw, Darlington and Sumter. Darlington contested the legality of the act establishing the County and the Supreme Court annulled it. By law no further effort could be made for four years so it was not until February 25, 1902, that Lee County was formally established.

The boundaries named Lynches River, Black River, Scape O'er Swamp, Sparrow Swamp, Long Branch, and Screeches Branch, but followed in the main artificial lines through Kershaw, Darlington, and Sumter, as surveyed in 1898. In 1914, a small area

MAP 1

Santee-Wateree Region INCLUDING LEE COUNTY



was restored to Sumter; in 1921, Turkey Creek Township was enlarged at the expense of Kershaw; and in 1925 the boundary was again shifted to return 1.58 square miles to Kershaw. The county seat chosen was Bishopville, an incorporated town, which, originating before 1814 as Singleton's Crossroads, had been renamed by 1842 in honor of Dr. Jaques Bishop.

Physical Environment

Climate

The prevailing climate of Lee County is classified as Cfa by Kappen. Cfa is defined as a warm temperate climate with a mean temperature of the coldest month between 64.4°F down to 26.6°F; has sufficient rainfall in all months; and the warmest month mean is over 71.6°F.

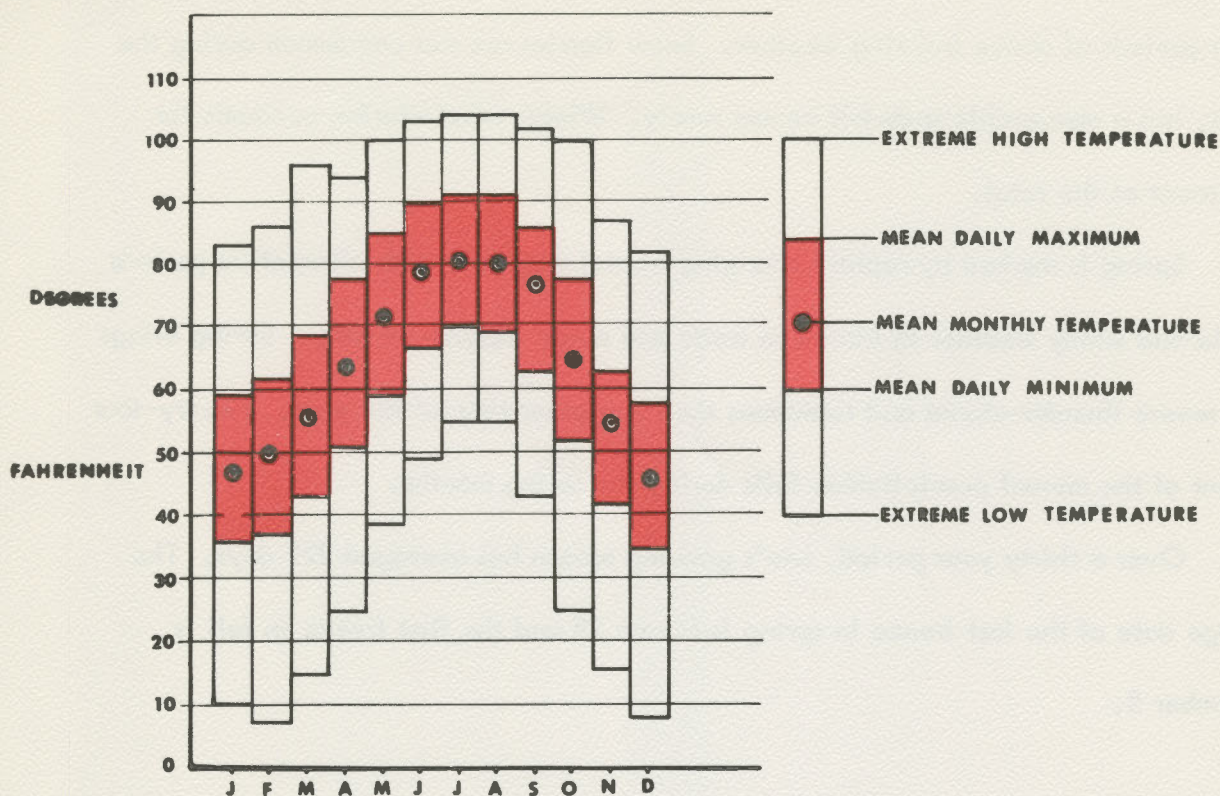
The day to day weather is controlled by the characteristics of the air masses and pressure systems moving across the country predominating during the winter. There is an occasional inflow of maritime air for short periods during the winter also. During the summer months the incoming pressure systems are infrequent, and the maritime air invasions persist over the area for longer periods of time. Summers are warm and humid. There are on the average, 3 days with temperatures of 100 degrees or higher, one each in June, July, and August. Summer precipitation accounts for 34 percent of the annual total and falls mainly in the convectional afternoon thunder-showers. Occasionally excessive rains will fall in the Lee area due to tropical storms moving northward along the Coasts .

During the fall the area has an "Indian Summer" period. Rainfall is at a minimum and sunshine at a maximum.

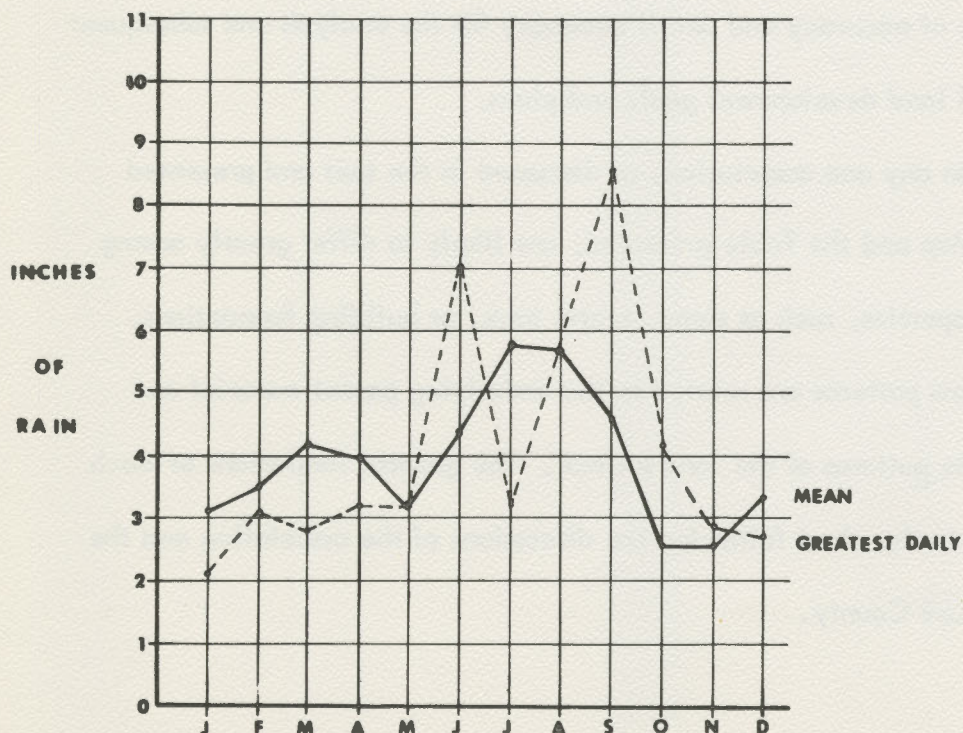
WEATHER DATA FOR LEE COUNTY

CHART 1

AVERAGE TEMPERATURE (Over 30 Year Period)



AVERAGE PERCIPITATION (Over 30 Year Period)



Source: E.S.S.A., Weather Bureau Office for State Climatology, Clemson University, 1965, p.37

* Lee County has no climate data so Sumter, S.C. data was used.

The winter season is relatively mild. Cold outbreaks occur but are followed by longer periods of above freezing weather. Snow flurries are not uncommon during the winter, but a measurable snowfall occurs rarely. Winter precipitation accounts for 21 percent of the total.

Spring is marked by rapidly changing frontal weather, with alternative periods of cold and windy weather in March to warm and sunny weather in May. Spring brings more severe thunder-storms and tornadoes than any other time of the year. Twenty-four percent of the annual precipitation falls during the spring months.

Over a thirty year period, Lee's growing season has averaged 222 days. The average date of the last freeze in spring is March 28 and the first freeze in fall is November 5.

Soils

The soils information presented in this section is generalized and intended only to provide that degree of accuracy and detail necessary for the analysis and subsequent formulation of general land development goals and plans.

The soils within any one association, as discussed in the text and presented on the General Soil Map and the Table presented, are likely to differ greatly among themselves in some properties, such as slope, septic tank, or building foundations.

Soil associations patterns are related to the underlying parent material and are influenced by slope patterns of the land surface. The general limitations of each soil type are outlined in the chart following the discussions of the association and the General Soil Map of Lee County.

Because this information is generalized, a detailed soil survey should be undertaken on each individual site prior to implementation of any specific development projects.

Soil Association Descriptions:

No. 1 Faceville-Marlboro-Grady Association:

This association is characterized by broad, nearly level to gently sloping ridges that generally are broken only by small drainageways and oval-shaped depressions or Carolina bays. It constitutes approximately 12 percent of the County and occurs in two areas.

Faceville and Marlboro soils are well suited for building foundations and septic tank disposal fields, however Grady soils have severe limitations.

No. 2 Norfolk-Coxville-Dunbar Association:

This association is in the southern and eastern parts of the County and constitutes approximately 26 percent of the County.

Norfolk soils have only slight limitations for structure foundations and septic tank disposal fields. Dunbar soils have moderate limitations and Coxville soils severe limitations for such uses.

No. 3 Norfolk-Orangeburg-Grady Association:

In this association there are broad, nearly level to gently sloping ridgetops with narrow sloping sides leading down to drains and streams. Oval-shaped depressions, or Carolina bays, are scattered over the ridgetops. This association constitutes approximately 12 percent of the County.

Norfolk and Orangeburg soils have only slight limitations for structural foundations and septic tank fields, however Grady soils have severe limitations.

No. 4 Izagora-Wahee-Myatt Association:

This association occurs in a narrow, discontinuous band on the western side of the Lynches River and comprises approximately three percent of the County.

Izagora soils have severe moderate limitations for building foundations and septic tank disposal fields and Wahee and Myatt soils have severe limitations.

No. 5 Lynchburg-Rutlege-Portsmouth Association:

This association consists chiefly of the large oval-shaped depressions, called Carolina bays, east of the Lynches River, and the surrounding nearly level, wet lowlands. It accounts for less than one percent of the County.

These areas are poorly drained and subsequently have severe limitations as construction sites and septic tank disposal areas.

No.6 Lynchburg-Goldsboro-Coxville Association:

This association is characterized by large, nearly level areas that have no major drainage outlets. This association is in the extreme southeastern part of the County, and constitutes approximately 15 percent of the County.

Soils of this association have moderate to severe limitations for building foundations and septic tank disposal fields.

No. 7 Swamp-Wehadkee Association:

This association consists of the floodplains along the Lynches River, Black River, and Scape O're Swamp. It constitutes approximately five percent of the County.

The soils in this association have severe limitations for practically any use due to frequent flooding.

No. 8 Lakeland-Gilead-Vaucluse Association:

Gently sloping ridgetops, steep side slopes, gentle base slopes, and narrow draws characterize the landscape in this association. Numerous small drains and several streams start here. This association occupies approximately 12 percent of the County. It is in the hilly northern part, or the Sandhills.

These soils generally have moderate to severe restrictions for building foundations. Gilead and Vaucluse soils are not suited for septic tank disposal fields, but Lakeland soils are usually suited for such use.

No. 9 Gilead-Vaucluse Association:

A pattern of very gently sloping ridgetops, steep side slopes, and gently sloping base slopes that extend to the small drainageways characterizes this association. This association is in the western part of the County and comprises approximately 15 percent of the County.

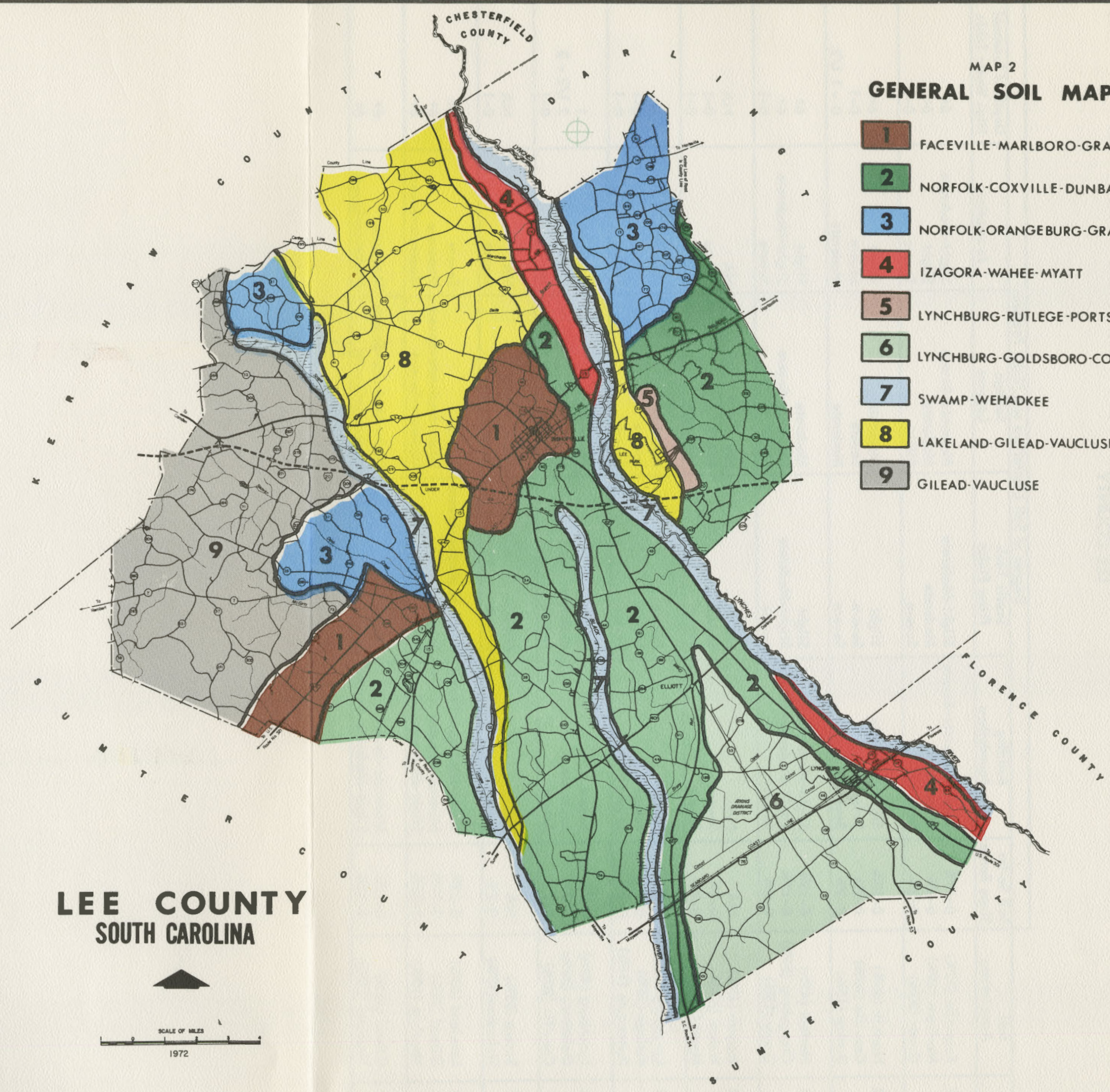
These soils have moderate to severe limitations for building foundations and severe limitations for septic tank disposal fields.

Summary

The soils of Lee County impose considerable limitation and restriction upon development. To illustrate, approximately half of the soil associations in Lee County have severe limitations for use in building foundations and septic tank fields, and approximately one-third of the soils have severe limitations for use as sewage lagoons and recreation purposes.

MAP 2
GENERAL SOIL MAP

- 1** FACEVILLE-MARLBORO-GRADY
- 2** NORFOLK-COXVILLE-DUNBAR
- 3** NORFOLK-ORANGEBURG-GRADY
- 4** IZAGORA-WAHEE-MYATT
- 5** LYNCHBURG-RUTLEGE-PORTSMOUTH
- 6** LYNCHBURG-GOLDSBORO-COXVILLE
- 7** SWAMP-WEHADKEE
- 8** LAKELAND-GILEAD-VAUCLUSE
- 9** GILEAD-VAUCLUSE



LEE COUNTY
SOUTH CAROLINA

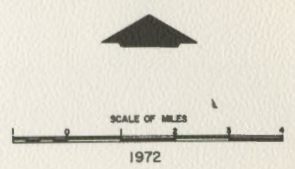


TABLE 1

PROPERTIES, LIMITATIONS, AND FEATURES OF SOILS AFFECTING SELECTED USE
LEE COUNTY

Degree of Soil Limitations and Major Features							
	Soil Associations	Soil Series Slope Range	Building Foundations	Septic Tank Filter Fields	Sewage Lagoons	Recreation	Depth of Seasonal High Water Table
1	Faceville (35%) Marlboro (25%) Grady (20%)	0-15% 0-6% 0-2%	Slight-Moderate-Severe Moderate Severe	Slight-Moderate Moderate Severe	Moderate-Severe Moderate Slight	Slight-Moderate Slight Severe	6+ 6+ 0-1
2	Norfolk (40%) Coxville (30%) Dunbar (15%)	0-10% 0-2% 0-2%	Slight-Moderate Severe Severe	Slight Severe Severe	Moderate Severe Moderate	Slight Severe Moderate	6+ 0-1 0 - 1 1/2
3	Norfolk (45%) Orangeburg (25%) Grady (15%)	0-15% 0-15% 0-2%	Slight-Moderate Slight-Moderate-Severe Severe	Slight Slight-Moderate Severe	Moderate Moderate-Severe Slight	Slight Slight-Moderate Severe	6+ 6+ 0-1
4	Izagora (45%) Wahee (30%) Myatt (15%)	NA 0-2% 0-2%	NA Severe Severe	NA Severe Severe	NA Slight Moderate	NA Severe Severe	NA 0-1 0-1
5	Lynchburg (45%) Rutlege (25%) Portsmouth (15%)	0-2% 0-2% 0-2%	Severe Severe Severe	Severe Severe Severe	Moderate Severe Severe	Moderate Severe Severe	1 0-1 0-1
6	Lynchburg (40%) Goldsboro (30%) Coxville (20%)	0-2% 0-2% 0-2%	Severe Moderate Severe	Severe Moderate Severe	Moderate Moderate Severe	Moderate Slight Severe	1 2 1/2 - 3 0-1
7	Swamp (85%) Wehadkee (10%)	NA 0-2%	NA Severe	NA Severe	NA Severe	NA Severe	NA 0-1
8	Lakeland (60%) Gilead (20%) Vaucluse (10%)	0-25% 0-15% 2-25%	Slight-Moderate-Severe Moderate-Severe Slight-Moderate-Severe	Slight-Moderate-Severe Severe Severe	Severe Slight-Moderate-Severe Moderate-Severe	Severe Moderate Moderate-Severe	6+ 6+ 6+
9	Gilead (65%) Vaucluse (25%)	0-15% 2-25%	Moderate-Severe Slight-Moderate-Severe	Severe Severe	Slight-Moderate-Severe Moderate-Severe	Moderate Moderate-Severe	6+ 6+

Topography

By and large, areas of steep topography are virtually nonexistent in Lee County. As a result, except in very isolated areas such as along streams, topography does not significantly constrain urban development in Lee County. The relative absence of steep slopes is illustrated by Map 3.

Forestry

Out of a total land area in Lee County of approximately 262,000 acres, 106,000 acres, or 40.5 percent, is taken up in commercial forest land which is producing or is capable of producing industrial wood crops. The types of trees comprising these commercial forest lands are equally divided between softwood pines and hardwoods, but the majority of wood harvested for industrial purposes falls into softwood category.

Of the 106,000 acres of forest land in Lee County, 84.0 percent is owned by farmers; 13.2 percent is owned by private individuals other than farmers; 1.9 percent is state-owned; and the remaining .9 percent is owned by the forest industry.

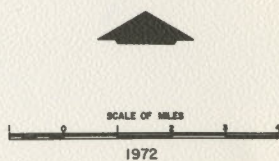
Water Resources

Ground Water

Ground water in sufficient quantities to supply domestic users is generally available throughout the County; however, wells producing quantities sufficient for industrial usage are more likely to be found in the areas of Tuscaloosa rock formations. The chemical quality of water found in the Tuscaloosa formation is generally good for most purposes. It is usually very low in dissolved solids, moderately to highly acidic, and both low and high in dissolved iron.

MAP 3
TOPOGRAPHIC MAP

LEE COUNTY
SOUTH CAROLINA



Sample Well Data
Lee County

<u>Location</u>	<u>Depth (feet)</u>	<u>Diameter (inches)</u>	<u>Yield (gpm)</u>
Bishopville	200+	6	350
Bishopville	320	8	510
Bishopville	314	18-8	934
Lynchburg	400	8	167
Lynchburg	400	8	167
Ashwood School	150	4	125

Source: Assembled from unpublished data obtained from the South Carolina Office, Water Resources Division, Geological Survey, U. S. Department of Interior, Columbia, South Carolina

County and State Health Department officials tested some 200 wells in the County during 1968 and 1969 and found all to be producing potable water. Based upon interviews of residents in various parts of the County, the following information on the quantity and quality of well water was obtained by Lyles, Bissett, Carlisle & Wolff personnel in 1969 during the preparation of a comprehensive water and sewer plan for Lee County.

<u>Community</u>	<u>Water Quantity</u>	<u>Water Quality</u>
Lucknow	Good	Good
Ashland	Good	Good
Alcot	Good	Some problems with iron
Elliott	Good	Some problems with minerals
Spring Hill	Good	Good
Mansville	Good	Some problems with minerals

Source: Lyles, Bissett, Carlisle & Wolff, Consultants

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Surface Water

Three major streams and their tributaries provide the County with an abundant supply of surface water--Scape O're Swamp, Black River, and Lynches River. Each flows in a southeasterly direction through the County.

Major tributaries of Scape O're Swamp are McGirts and Beaver Dam Creeks, of Black River are Gin Branch and Stony Run, and of Lynches River are Bells Branch and Turkey and Merchants Mill Creeks.

Flow data for Lynches River as gauged at Bishopville is as follows:

Years of Gauging	24
Minimum Discharge (cfs*)	125
Minimum Daily Flow (mgd**)	80
Average Discharge (cfs*)	773
Average Daily Flow (mgd**)	497
Drainage Area (sq.mi.)	675

Comprehensive data on other streams is not available.

*cfs - Cubic Feet per second. **Million Gallons per day.

Source: Water Resources Data for South Carolina, 1966: Part 1, Surface Water Records, U. S. Department of the Interior, Geological Survey.

County stream classifications are illustrated on Map 4. As shown, the only classification used is Class "B" which is given to Sparrow Swamp, Black River and Lynches River. This classification represents a standard which must be met when discharging wastewater into the classified stream, i.e. it represents a quality goal rather than a statement of the existing quality of the water in a particular stream. Further detail on the standard applicable to streams can be obtained from the South Carolina Pollution Control Authority.

MAP 4
STREAM CLASSIFICATIONS

CLASS B



LEE COUNTY
SOUTH CAROLINA

SCALE OF MILES
 1972

Population and Economic Trends

A land development plan is based primarily on two considerations: the number of people living in the planning area and their needs and desires. In order to project the future land requirements, it is necessary to know what the demands will be for land utilization.

The amount of land required is directly related to the population. This section will attempt to present an analysis of the population and economic factors that will determine the ability of the County to handle such future requirements.

Population Trends

The population of Lee County has declined steadily for a number of decades and especially during the 60's when the County had a net loss of approximately 3,500 persons. All sections of the County have experienced this decline, however it has been most pronounced in the rural areas.

Because of the interest shown and efforts exerted to reverse these trends, it has been projected by the Santee-Wateree Regional Planning Council that the trends will be reversed and by 1980 the County will have increased slightly in population. The largest increases are expected to occur in the Bishopville area due to a general trend away from agriculture in favor of a more urban oriented style of life.

TABLE 2

Distribution of Population Within Lee County
1960 - 1990

<u>Location</u>	<u>(1)</u> <u>1960</u>	<u>(1)</u> <u>1970</u>	<u>(2)</u> <u>1980</u>	<u>(2)</u> <u>1990</u>
Lee County	21,832	18,323	19,013	20,323
Bishopville North Division	2,811	2,348	2,415	2,561
Bishopville South Division	3,531	3,089	3,346	3,719
Bishopville Division	3,586	3,404	3,955	4,674
Ashwood Central Division	4,041	3,317	3,365	3,516
Stokes Bridge Cypress Div.	2,501	2,024	1,996	2,032
St. Charles Div.	2,298	1,707	1,540	1,402
Lynchburg Division	3,064	2,434	2,396	2,419

Source: (1) U. S. Department of Commerce, Bureau of Census, 1960 and 1970

(2) Projections of total County population by the Santee-Wateree Regional Planning Council; Apportionment by County, Division of Administration, Office of the Governor.

Economy

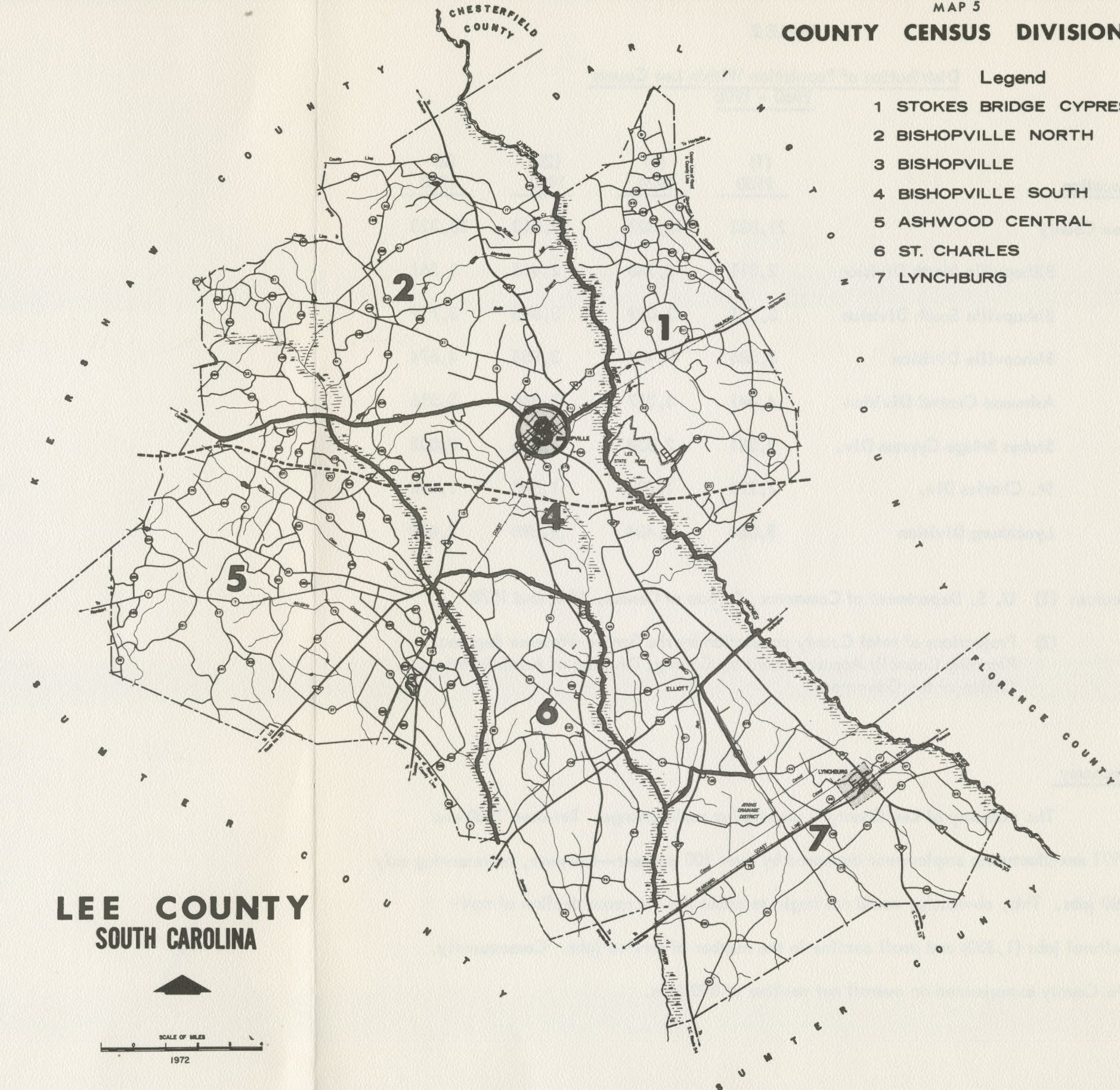
The economy of Lee County is undergoing rapid change. Between 1960 and 1971 manufacturing employment increased by over 100 percent--however, representing only 380 jobs. This, obviously, could not begin to offset the enormous decline of agricultural jobs (1,330) and small decline in the number of service jobs. Consequently, the County experienced an overall net decline of 890 jobs.

MAP 5

COUNTY CENSUS DIVISIONS

Legend

- 1 STOKES BRIDGE CYPRESS
- 2 BISHOPVILLE NORTH
- 3 BISHOPVILLE
- 4 BISHOPVILLE SOUTH
- 5 ASHWOOD CENTRAL
- 6 ST. CHARLES
- 7 LYNCHBURG



LEE COUNTY
SOUTH CAROLINA

SCALE OF MILES
1972

TABLE 3
Lee County Employment Trends

	1960		1971		Change	
	No.	% Dist.	No.	% Dist.	No.	%
<u>Total</u>	5,690	100.0	4,800	100.0	-890	-15.6
<u>Manufacturing</u>	320	5.6	700	14.5	380	118.8
<u>Service</u>	2,440	42.9	2,500	52.1	60	2.5
Contract Construction	80		50		-30	-37.5
Transport., Communi- cations, Utilities	40		50		-10	-25.0
Wholesale & Retail Trade	400		400		0	0
Finance, Insurance, Real Estate	40		50		-10	-25.0
Service	160		200		40	25.0
Government	670		800		130	19.4
Self-Employed, unpaid family workers, domestics	1,050		950		-100	-9.5
<u>Agriculture</u>	2,930	51.5	1,600	33.4	-1,330	-45.4

Source: S. C. Employment Security Commission

Lee County Existing Land Use and Sketch Plan

Data presented in this section was obtained from the Land Use Sketch Plan prepared by the Santee-Wateree Regional Planning Council. Generalized existing land use is illustrated on Map 6 and a statistical summary is presented in Table 4. Lee County consists of 262,000 acres and has a density of 44.8 persons per square mile.

TABLE 4

Existing Land Use - 1972 (in acres)
Lee County

Total Acres - 262,000

<u>Incorporated Land</u>	<u>Acres</u>	<u>Unincorporated Land</u>	<u>Acres</u>
Incorp. Class 1	608	Non-Urban Development	
		Rural Oriented	537
Urban Class 2	1,272	Urban Oriented	371
		Industrial	
		Mining & Extraction	-
		Manufacturing	300
		Commercial	-
		Transportation ¹ & Utilities	15
		Public & Semi-Public	
		Institution	10
		Open Space & Rec.	3,000
		Water & Wetland	19,400
		Agricultural Open and	
		Other Land	236,487

¹Excludes rights-of-way.

Source: Santee-Wateree Regional Planning Council.

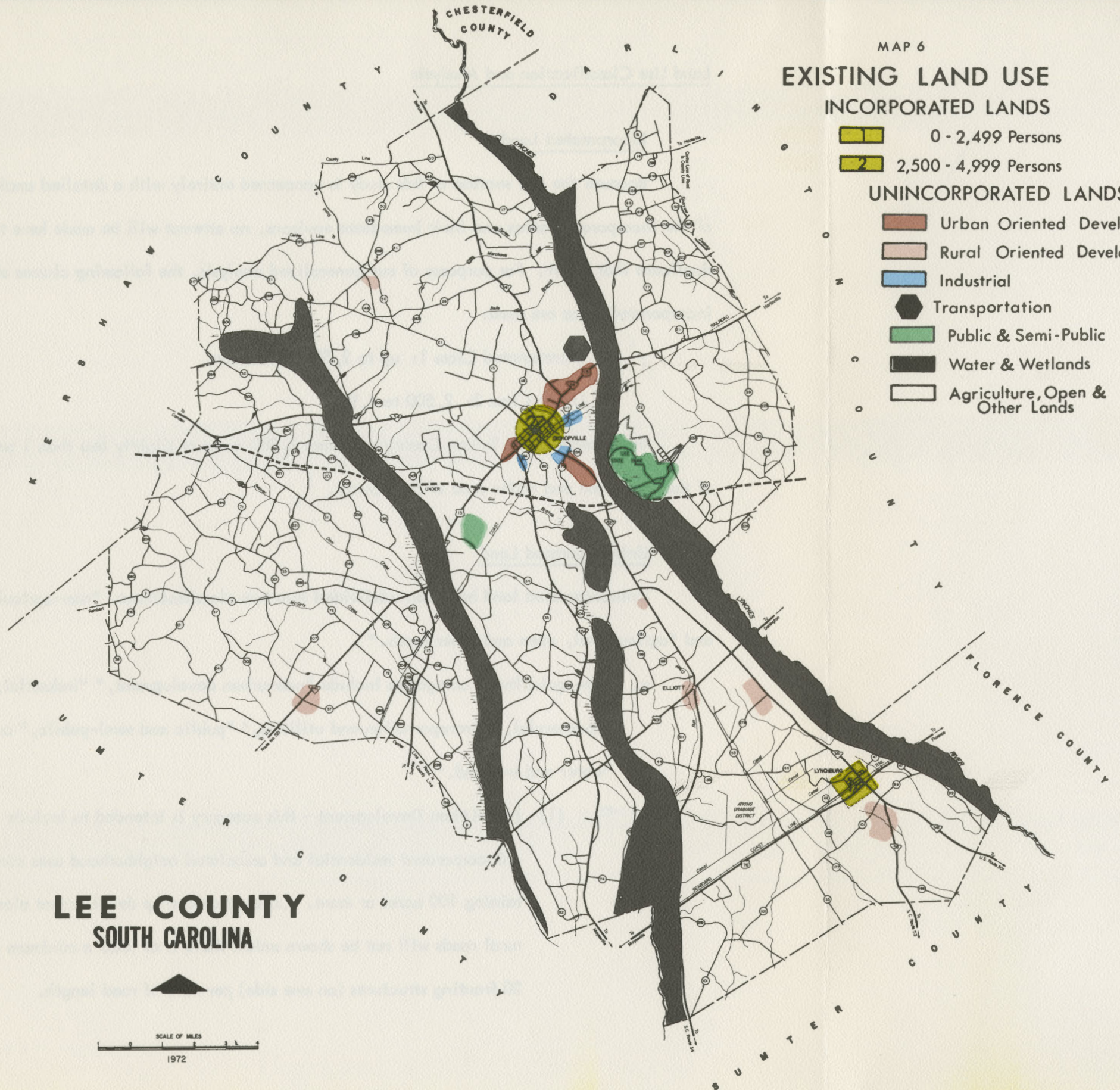
MAP 6

EXISTING LAND USE INCORPORATED LANDS

- 0 - 2,499 Persons
- 2,500 - 4,999 Persons

UNINCORPORATED LANDS

- Urban Oriented Development
- Rural Oriented Development
- Industrial
- Transportation
- Public & Semi-Public
- Water & Wetlands
- Agriculture, Open & Other Lands



LEE COUNTY
SOUTH CAROLINA

SCALE OF MILES
1972

Land Use Classification and Analysis

Incorporated Land

Because the last section of this study is concerned entirely with a detailed analysis of the incorporated areas and their immediate environs, no attempt will be made here to duplicate that effort. For purposes of our generalized analysis, the following classes of incorporated areas are used:

Incorporated Class 1: up to 2,500 population.

Urban Class 2: 2,500 to 4,999.

Incorporated land in Lee County consumes 1,880 acres or slightly less than 1 percent of the total land and water area of the county.

Unincorporated Land

Unincorporated land has been subdivided into two classifications: "non-agricultural" and "agricultural, open and other lands."

a. Non-agricultural categories include "non-urban development," "industrial," "commercial," "transportation and utilities," "public and semi-public," and "water and wetland."

(1) Non-Urban Development - this category is intended to include unincorporated residential and associated neighborhood uses containing 100 acres or more. Concentrated strip development along rural roads will not be shown unless there is at least a minimum of 20 fronting structures (on one side) per mile of road length.

This category is intended to show locations of concentrations of residential and related structures which might be eligible, based upon density, for a higher level of urban type services.

Under this category two structural densities have been distinguished:

Urban-Oriented - 100 or more residential structures per 100 acres (an average lot size of one acre or smaller).

Rural-Oriented - clusters of development fewer than 100 residential structures per 100 acres (an average lot size larger than one acre).

There are approximately 900 acres of unincorporated non-urban development in Lee County, of which approximately 40 percent is urban-oriented and approximately 60 percent is rural-oriented.

Unincorporated urban-oriented land in the County is found only in the fringe area of Bishopville along highways U. S. 15 and S. C. 341.

Unincorporated rural-oriented areas, however, are more scattered throughout the county and include Elliott, Wisacky, Woodrow, Manville, Ashland, Lucknow, and South Lynchburg.

Industrial

This land use category represents 300 acres in Lee County. Most of this land is situated just outside Bishopville, however, there is also some northeast of Lynchburg adjacent to U. S. 76.

Commercial

There are no commercial uses located outside municipal boundaries, such as strips of highway oriented businesses or large shopping centers.

Public and Semi-Public

There are approximately 3,000 acres of public and semi-public uses in Lee County. All but a fraction are classified in the category of Open Space and Recreation. The Lee County State Park (2,839 acres) accounts for most of this.

Water and Wetland

This category includes rivers, lakes, ponds, and wetlands (including swamps and marshes). This use accounts for 19,400 acres in Lee County.

Agricultural, Open and Other Lands

This category includes cropland, pastureland, woodland, all scattered residential lands less than 25 structures per 100 acres and any other open land. This use accounts for 236,487 acres (approximately 90 percent of total acreage) in Lee County.

Land Use Sketch Plan

The Land Use Sketch Plan as herein presented was proposed by the staff of the Santee-Wateree Regional Planning Council and published in the report entitled, Land Use Sketch Plan, Santee-Wateree Regional Planning District.

The purpose of this Sketch Plan is to build around the framework (the goals) by using existing data, updated where possible, to make educated estimates on both the quantity and

MAP 7

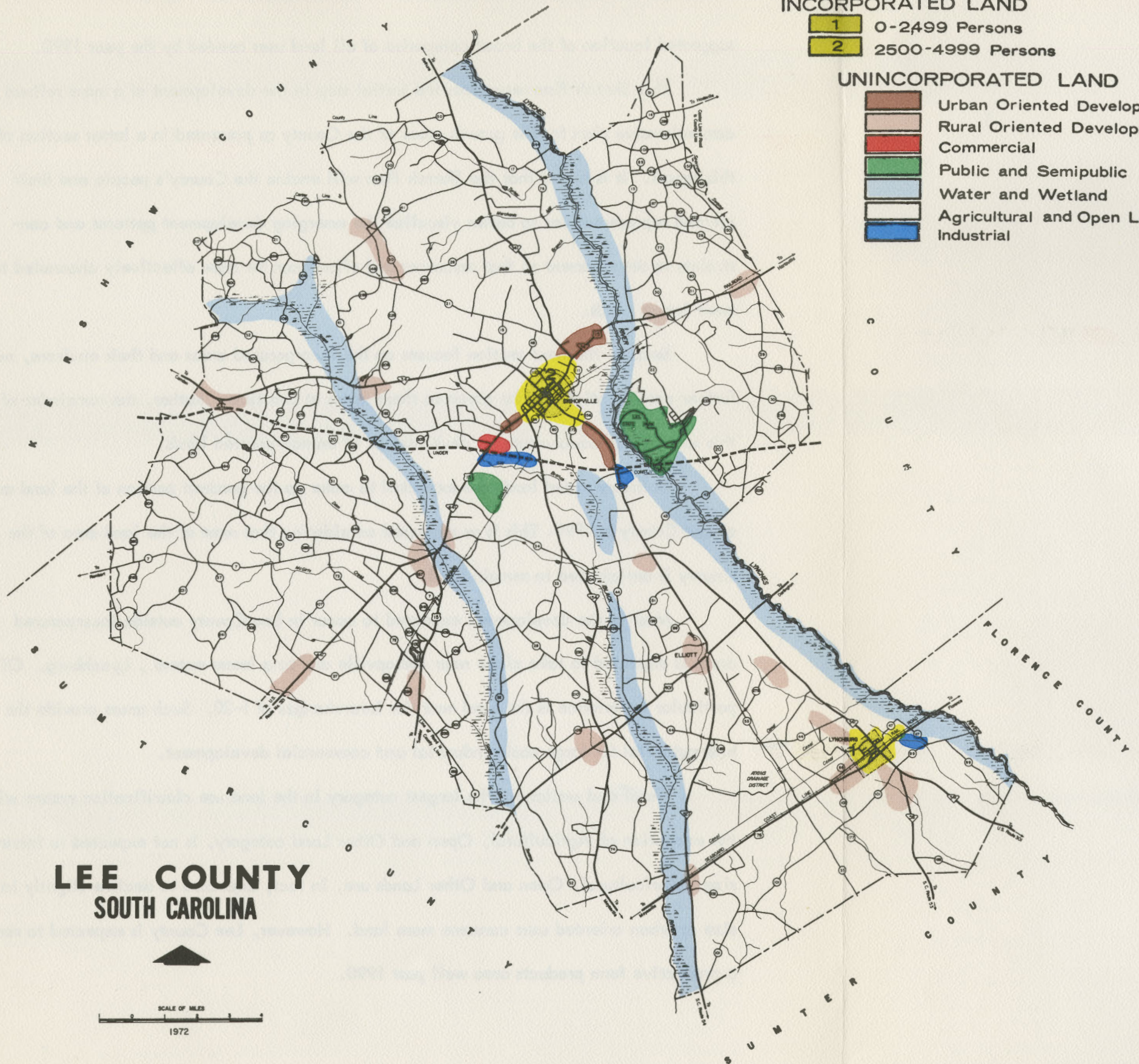
FUTURE LAND USE SKETCH PLAN - 1990

INCORPORATED LAND

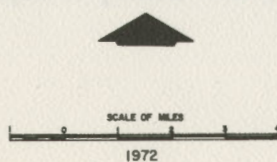
- 1 0-2499 Persons
- 2 2500-4999 Persons

UNINCORPORATED LAND

- Urban Oriented Development
- Rural Oriented Development
- Commercial
- Public and Semipublic
- Water and Wetland
- Agricultural and Open Lands
- Industrial



LEE COUNTY
SOUTH CAROLINA



suggested location of the broad categories of all land uses needed by the year 1990.

This Sketch Plan represents the initial step in the development of a more refined comprehensive plan for the growth areas of the County as presented in a latter section of this report. It is hoped that the Sketch Plan will enable the County's people and their elected representatives to better visualize the emerging development patterns and constraints to development so that resources and efforts can be more effectively channeled to meet future needs.

Because the next section focuses on the incorporated areas and their environs, no further consideration will be given to these areas at this time. Rather, the remainder of this section will concentrate on development of unincorporated lands.

Unincorporated lands are expected to make up the greatest portion of the land area of Lee County in 1990. This is as expected considering that most of the land area of the County is anticipated to remain rural.

Most of the development expected to occur in Lee County outside incorporated areas is expected to take place near Bishopville and to a lesser extent , Lynchburg. Of particular importance is the land near the interchanges of I-20. Such areas provide the best potential for large scale industrial and commercial development.

Water and wetlands, the largest category in the land use classification system with the exception of Agricultural, Open and Other Land category, is not expected to increase in size. Agricultural, Open and Other Lands are, in fact, expected to decline slightly in size as urban oriented uses consume more land. However, Lee County is expected to remain a productive farm products area well past 1990.

PLANNING AREA ANALYSES AND DEVELOPMENT PLANS

Up to this point, the majority of the data presented and discussed has been very general in nature. However, since the purpose of this report is to provide the data necessary for planning sagaciously and intelligently for future growth and development, culminating with the actual preparation of a generalized future land use plan, special attention should be focused upon those areas possessing the greatest potential for future growth and development.

Because it was felt that most of Lee County's growth will occur in and immediately adjacent to the municipalities of Lynchburg and Bishopville, these areas have been designated as Planning Areas and will be singled out for detail study and analysis.

Land Use Survey and Analysis

Lynchburg

Approximately 240 acres of land in the Lynchburg Planning Area is developed for residential purposes, of which slightly over 100 acres is inside the incorporated limits of the town. Residential development accounts for approximately half of all developed land. Because there are no tax maps it was impossible to accurately determine average lot size, however, generally it appeared to be quite large. Moreover, it should also be noted that Lynchburg, as would be expected, is a town of single-family dwellings. Finally, mobile homes, while still accounting for only eight percent of the Lynchburg Planning Area housing units, can be expected to increase their proportionate share of the area's housing in the future.

DELINEATION OF COUNTY MAPPING PROJECT

MAP 8

LEGEND

1 BISHOPVILLE PLANNING AREA

2 LYNCHBURG PLANNING AREA

LEE COUNTY
SOUTH CAROLINA

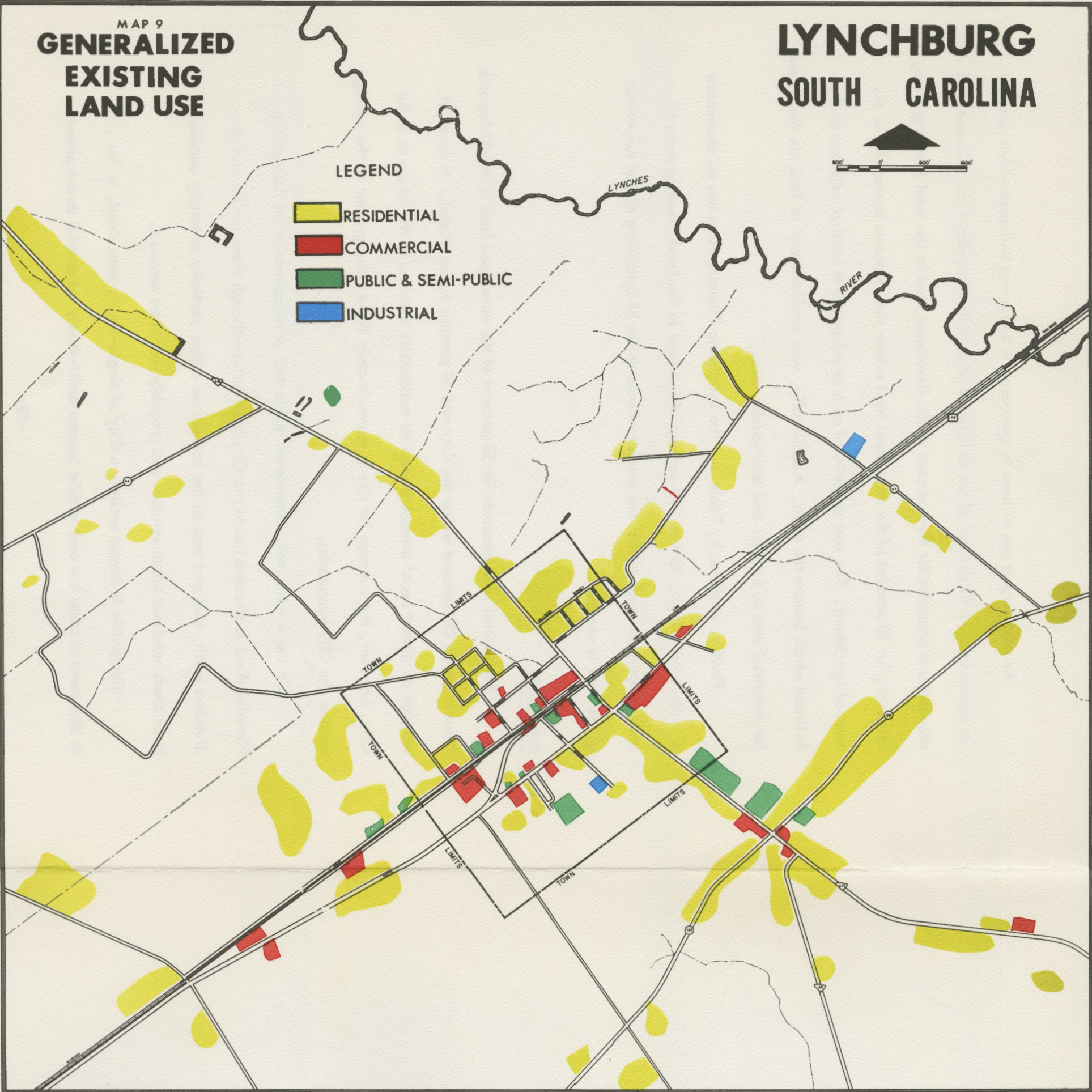
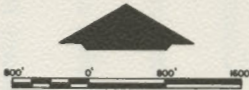
SCALE OF MILES
1972

MAP 9
**GENERALIZED
EXISTING
LAND USE**

**LYNCHBURG
SOUTH CAROLINA**

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC & SEMI-PUBLIC
-  INDUSTRIAL



The next largest use of land in Lynchburg is Roads and Railroads which account for approximately 40 percent of the developed land in the Planning Area. Commercial development accounts for five percent of the developed land in the total Planning Area, however, for 10 percent of the developed land within the corporate boundaries of the town of Lynchburg. The vast majority of such development is located adjacent to the Railroad which bisects the town. Additionally, very small amounts of land are developed for industrial uses and public and semi-public uses.

Finally, as shown by Table 6, the Lynchburg Planning Area has an abundance of undeveloped land. In fact, 94 percent of the land in the total Planning Area is undeveloped and even within the municipal boundaries of Lynchburg almost two-thirds of the land is vacant.

Bishopville

Residential land accounts for 53 percent of the developed land in the Bishopville Planning Area (57 percent inside the City and 48 percent in the fringe). In terms of acreage an almost equal amount is used for residential purposes in the fringe as in the City, however, the average lot size is approximately three times greater on the average outside the City boundaries.

On the whole, most urban-level residential development in the Bishopville Planning Area is situated inside the City boundaries--though there are several subdivisions north, east, and west of the boundaries either partially or totally outside. Such areas need municipal services and probably should be annexed.

Bishopville is almost entirely a City of single-family homes and, in fact, is in dire need of some low and middle income multi-family residential development.

**BISHOPVILLE
SOUTH CAROLINA**



LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- UTILITY

**MAP 10
GENERALIZED
EXISTING
LAND USE**

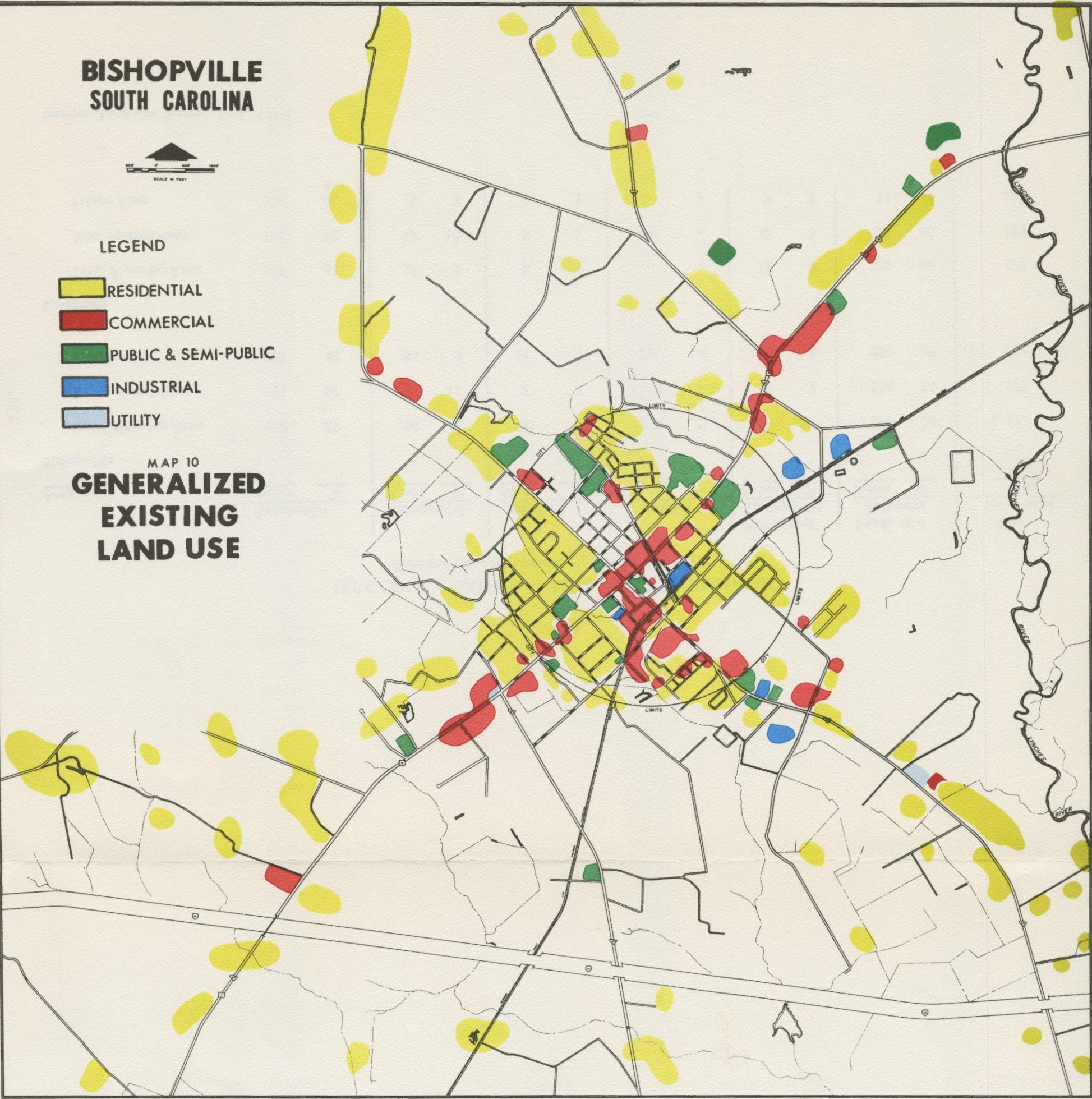


TABLE 5

LEE COUNTY PLANNING AREAS, EXISTING LAND USE
Bishopville and Lynchburg Planning Areas

Area	Residential		Commercial		Industrial		Utilities		Public and Semi-public		Roads and Railroads		Total Developed
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres
Bishopville													
Total Planning Area	643	53	96	8	18	1	2.3	.2	90	7	376	30	1,223
Incorporated Area	331	57	62	11	7	1	.3	-	55	9	124	21	579
Fringe Area	312	48	34	5	11	2	2.	.4	35	5	252	39	644
Lynchburg													
Total Planning Area	239	51	27	5	5	1	-	-	17	3	183	39	471
Incorporated Area	102	52	19	10	3	1	-	-	10	2	65	33	198
Fringe Area	137	51	8	2	2	1	-	-	7	2	11	44	273

Source: Land Use Survey, Fall, 1972.

TABLE 6

Total Acres Developed and Undeveloped
By Planning Area - 1972-73

	<u>Total Acres</u>	<u>Developed Acres</u>	<u>%</u>	<u>Undeveloped Acres</u>	<u>%</u>
<u>Bishopville Planning Area</u>					
Total	15,706	1,223	8	14,483	92
Incorporated Area	1,196	579	48	617	52
Fringe Area	14,510	644	5	13,866	95
<u>Lynchburg Planning Area</u>					
Total	9,001	471	6	8,530	94
Incorporated Area	603	198	33	405	67
Fringe Area	8,398	272	3	8,126	97

Source: Land Use Survey, Fall, 1972.

It should also be noted that to date Bishopville has only very few mobile homes-- accounting for only three percent of the total Planning Area dwelling units and one percent of Bishopville proper dwelling units. In the survey of occupants of substandard housing conducted for the Lee County Initial Housing Element, many residents said they either wanted or planned to purchase mobile homes. So, it is likely a large influx of such dwelling units can be expected in the near future.

Commercial development is concentrated in the core areas of the City, and hopefully will remain so, however, several of the main highways coming into the City are also becoming dotted with commercial development. In addition, several neighborhoods--especially those which are blighted--have small commercial establishments scattered throughout. Such mixed uses generally have a deleterious effect upon the neighborhoods in which they are located.

Roads and Railroads constitute the second largest use of land in Bishopville, followed by public and semi-public uses. As in Lynchburg, industrial uses only account for an infinitesimal amount of the developed land (one percent).

As was also true in the Lynchburg Planning Area, the Bishopville Planning Area abounds with undeveloped land. In fact, even within the municipal boundaries of the City, almost half of the land is yet undeveloped.

TABLE 7

Mobile Homes as a Percentage of Total Housing Units

<u>Planning Area</u>	<u>Total No. of Housing Units</u>	<u>Mobile Homes</u>	<u>Mobile Homes as a % of Total Units</u>
Bishopville			
Total Planning Area	1,534	45	3
Incorporated Area	1,118	16	1
Fringe Area	416	29	6
Lynchburg			
Total Planning Area	362	31	8
Incorporated Area	179	16	9
Fringe Area	183	15	8

Source: Land Use Survey, Fall, 1972.

Housing Conditions

A survey of structural quality provides the necessary information for identifying deteriorating neighborhoods for long range planning purposes. This information helps to identify parts of the urban area where there might be freedom to modify the existing land use patterns.

The inventory of housing conditions, undertaken simultaneously with the Land Use Survey during the Fall of 1972, is based on an external appearance survey which classified each residential structure on the basis of obvious structural conditions and maintenance deficiencies. The system used to grade the housing is as follows:

Sound - Housing that is generally in good condition; only routine maintenance is needed to keep the property stable.

Minor Repair - Housing that needs painting and replacement of minor parts, e.g., porch, stairs, and window frames.

Major Repair - Housing that has started to decline. It usually has some major deficiency, and extensive repair is necessary to bring the structure up to average. Examples of this type of deficiency are cracked foundations, walls, roofs in bad condition, and walls out of plumb.

Dilapidated - Housing that has reached a stage where it probably would be more economical to raze the building than to remove it.

TABLE 8
HOUSING CONDITIONS

Area	Standard				Substandard				Total	
	Sound		Minor Repair		Major Repair		Dilapidated			
	No.	%	No.	%	No.	%	No.	%		
Bishopville										
Total	920	62	183	12	178	12	208	14	1,489	
Incorporated Area	708	64	153	14	123	11	118	11	1,102	
Fringe Area	212	55	30	8	55	14	90	23	387	
Lynchburg										
Total	116	35	69	20	63	19	83	25	331	
Incorporated Area	67	41	48	29	30	18	18	11	163	
Fringe Area	49	29	21	12	33	19	65	38	168	

Source: Land Use Survey, Winter, 1972.

For the purposes of this study, the first two categories - Sound and Minor Repair - would indicate housing in standard condition. The latter two - Major Repair and Dilapidated - are structures which would be described as substandard. The results are shown on Table 8. For information on the location of areas characterized by substandard housing, see the Lee County Initial Housing Element . For an exact location see the Land Use Maps.

By and large, housing conditions in the Bishopville Planning Area are much better than in the Lynchburg Planning Area, and in both instances housing within the municipal boundaries is superior to that in the surrounding fringe areas.

To illustrate, approximately three-quarters of the housing in the Bishopville Planning Area is in standard condition vis a vis approximately half in the Lynchburg Planning Area. Moreover, almost 80 percent of the housing within the corporate limits of Bishopville is standard as compared with a little over 60 percent in the fringe area. In Lynchburg the gap in housing quality is even more pronounced as is evidenced by the fact that 70 percent of the housing inside the corporate limits is standard vis a vis approximately 40 percent in the fringe.

Despite the fact that housing in the Bishopville Planning Area is superior to that in the Lynchburg Planning Area and housing inside the corporate boundaries of both is superior to that in the fringe areas, there is a great deal of room for improvement in both Planning Areas. A detailed analysis of this problem is presented in the Lee County Initial Housing Element.

Land Use Problems and Trends

The survey of existing land use in Lee County has served to identify numerous problems and trends in the County's growth and development. A compendium of the most salient problems and trends identified by the Land Use Survey and Analysis is in order at this time:

1. At the present time, large segments of Lee County are blighted by deteriorating and dilapidated housing.
2. Because of the absence of a zoning ordinance, several sections of Lee County are dotted by incompatible mixtures of land use. This will become more acute in the future unless something is done.
3. Commercial development shows signs of becoming decentralized and stripped along major highways. This will likely become a problem following implementation of the County Water Plan if a zoning ordinance is not adopted.
4. Many of the residential lots, particularly in the municipalities, are of peculiar and irregular shape and are frequently much too small.
5. There are numerous areas - urban in nature and density of development - which need to be served water and sewer facilities. In some cases this could result in health problems if something is not done.

6. In some sections of Lee County there is a trend toward urban level development in unincorporated areas. Something needs to be done to see that these areas are properly developed and served with necessary services and facilities.
7. Mobile homes are certain to become a significant source of new housing for the people of Lee County. Controls are needed to insure that such development does not have a detrimental effect upon the County.

Development Plan

Lynchburg




During the next 20 years, based on past trends, it is anticipated that there will be little, if any, increase in the total number of housing units in the Lynchburg Planning Area. Hopefully, the downward spiral of the population in this section of Lee County can be reversed by future industrial growth, but this remains to be seen. At any rate, some new residential development can be expected if only to replace older deteriorating homes now in use.

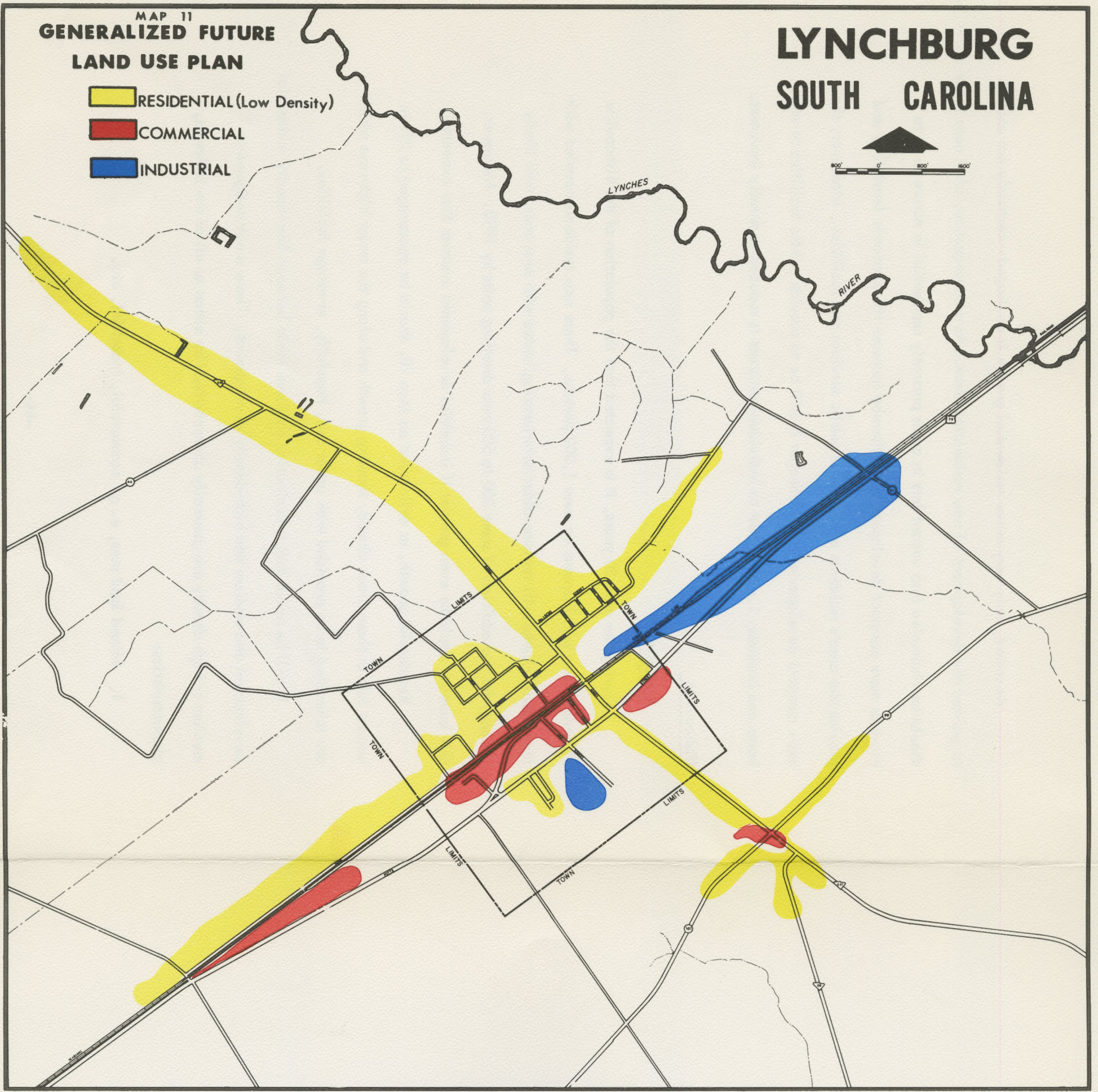
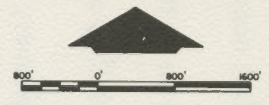
Because little residential growth is anticipated, very little commercial growth is to be expected and that should be located in the areas where it is already established--especially in the central business district.

Any industrial development likely to take place in the Lynchburg Planning Area should be located northeast of town adjacent to the railroad and U. S. Highway 76. Hopefully, the new waterline, coupled with these transportation facilities, can engender a measure of industrial development which will reverse past population trends and make the Lynchburg Planning Area one of growth, instead of decline.

LYNCHBURG SOUTH CAROLINA

MAP 11
**GENERALIZED FUTURE
LAND USE PLAN**

-  RESIDENTIAL (Low Density)
-  COMMERCIAL
-  INDUSTRIAL



As stated, only very minor residential growth is envisaged--certainly not enough to warrant the development of new residential areas. As a consequence, what does occur should be channeled into vacant lots in areas presently residential in nature so as to produce more compact development and thereby increase the economic feasibility and provide the area's residents with needed public services and facilities. Moreover, the more compact development is the cheaper it will be to provide public facilities to each home and business, i.e. the cost to individual citizens is reduced as density increases.

Bishopville

Residential

During the next 20 years, it is expected that the population of the Bishopville Planning Area will increase by over 1,000 persons. These new residents, coupled with those families who will replace older deteriorating homes with new ones, will likely account for the addition of some 300 to 500 new dwelling units by 1990. Moreover, this increase could be even greater if industrial development exceeds that expected.

Residential growth, as delineated on Map 10, should be encouraged to fill in vacant lots in those areas already showing growth and along the major highways which are scheduled to be provided with water and, hopefully, sewerage facilities.





It will be noted that a distinction has been made between low-density residential development and medium and high-density development. Those areas designed as medium or high density are generally characterized by either or all of the following characteristics:

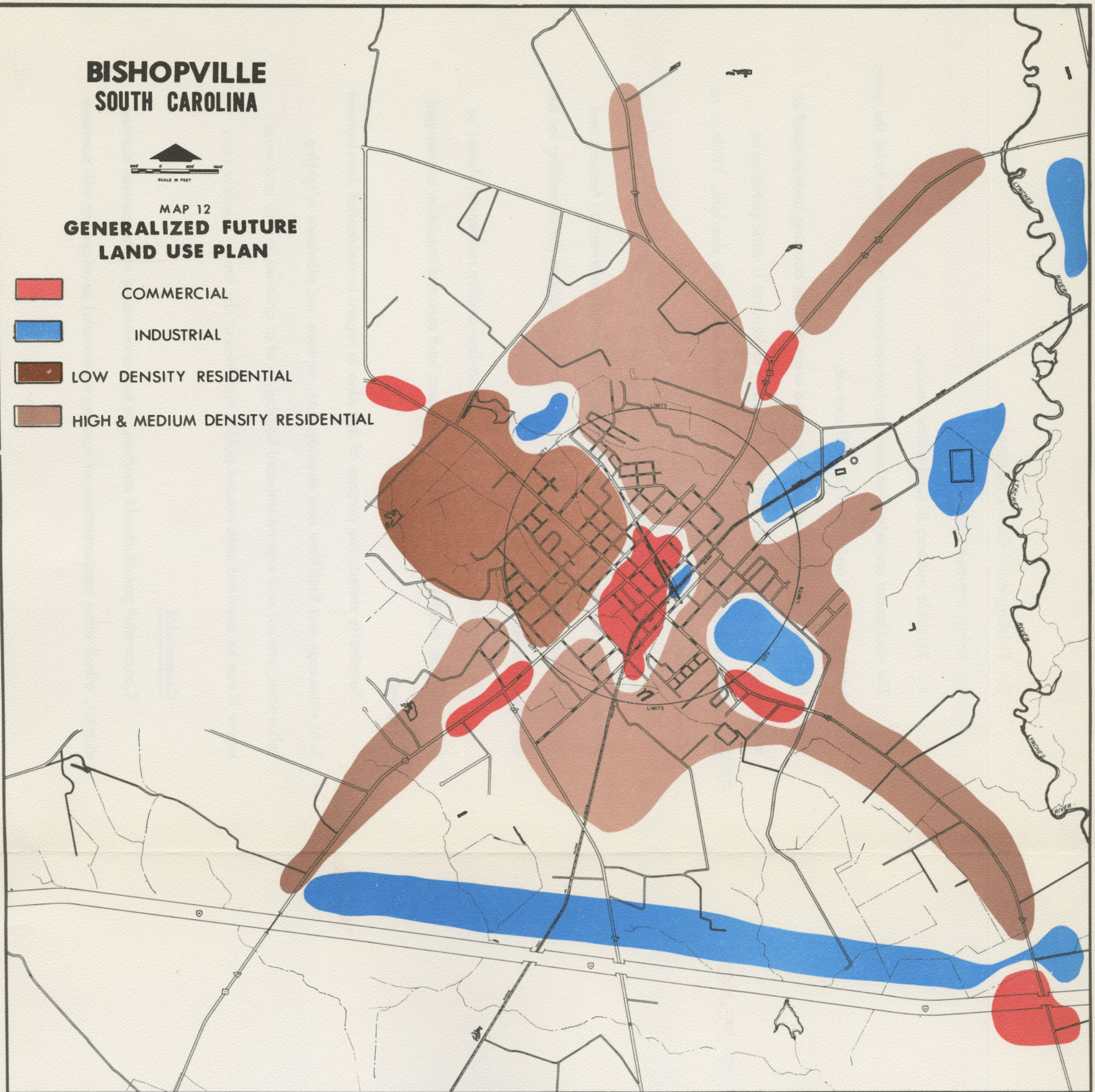
1. Mixed land uses, e. g. commercial, industrial, etc.

BISHOPVILLE SOUTH CAROLINA



MAP 12 GENERALIZED FUTURE LAND USE PLAN

-  COMMERCIAL
-  INDUSTRIAL
-  LOW DENSITY RESIDENTIAL
-  HIGH & MEDIUM DENSITY RESIDENTIAL



2. Existing multi-family housing.
3. Below average size lots.
4. Sizeable numbers of substandard housing.

The contiguous sparsely developed land so designated is considered to be the areas into which this type of residential use will expand.

In contrast, the residentially developed areas and the abutting undeveloped or sparsely developed land designated as low-density residential is anticipated to be developed exclusively for single-family homes on above average size lots. Little or no mixed land uses are anticipated in this area.

It is the intent in this plan to be least restrictive in those areas most in need of redevelopment and thereby make available land for needed multi-family housing and low and medium income housing. It further generally recognizes the prevailing lot size and density of the area as now developed.

On the other hand, the areas designated as low-density residential should be protected from deleterious encroachment of mixed land uses and should be encouraged to expand.

Succinctly stated, the purpose of this plan in regard to residential development is to encourage and facilitate new development, replace and eliminate blighting influences, protect and expand standard housing, and to channel growth into areas where it can be provided with needed public facilities at the lowest possible cost.

Commercial

Commercial growth should continue to be concentrated in the central business district, albeit other concentrations of existing commercial development will continue

to exist and even expand somewhat. Actually, some of these areas designated as commercial may now contain or attract in the future some development widely thought to be industrial, e.g. storage or uses which are combinations of both industrial and commercial, e.g. saw mills and wholesale and retail lumber supply outlets.

One area likely to develop rapidly as a commercial area is that situated at the interchange of S.C. 341 and I-20. Except for the site purchased by the County for an industrial park, this area will likely develop rapidly as a highway-oriented commercial complex.

Industrial

By and large, areas designated as industrial either already have industrial concerns in the area, or are presently on the market or publically designated as industrial. Of particular significance is the proposed industrial corridor north of I-20 between U. S. 15 and S. C. 341.

The County has recently purchased a site just east of the interchange of S. C. 341 and I-20 for industrial development, and the Seaboard Coastline Railroad has designated an area between the railroad and S. C. 154 as industrial. It is proposed by the State Development Board that a frontage road be constructed adjacent to I-20 connecting U.S. 15 and S.C. 341, thereby creating an industrial corridor. It is also proposed that water lines be constructed along this road and connected to proposed lines coming out of Bishopville along U.S. 15 and 341 creating a loop. This would be a gigantic undertaking, but one which could be of enormous economic benefit if it could be implemented.

CONCLUSION

The work thus far is just a beginning--a means not an end. In order to bring to fruition the plans and goals outlined in this study, it will be necessary for Lee County and/or its political subdivisions to adopt and enforce various land use controls. The controls, such as zoning, subdivision regulations and building and housing codes, should be a logical outgrowth of the comprehensive planning program.

S. C. STATE LIBRARY